

## MATERIALS

**Building walls in Large-Scale Development shall incorporate brick, cast stone, stone, concrete formed or assembled as stone, or other high-quality, long-lasting modular masonry material over a minimum percentage of their surface area.**

Large-scale buildings should be composed of human-scaled materials appropriate to the building use. Recommended requirement for commercial and mixed-use buildings: over a 75% minimum of their surface area. Other permitted materials may be used for the remainder of the facade.

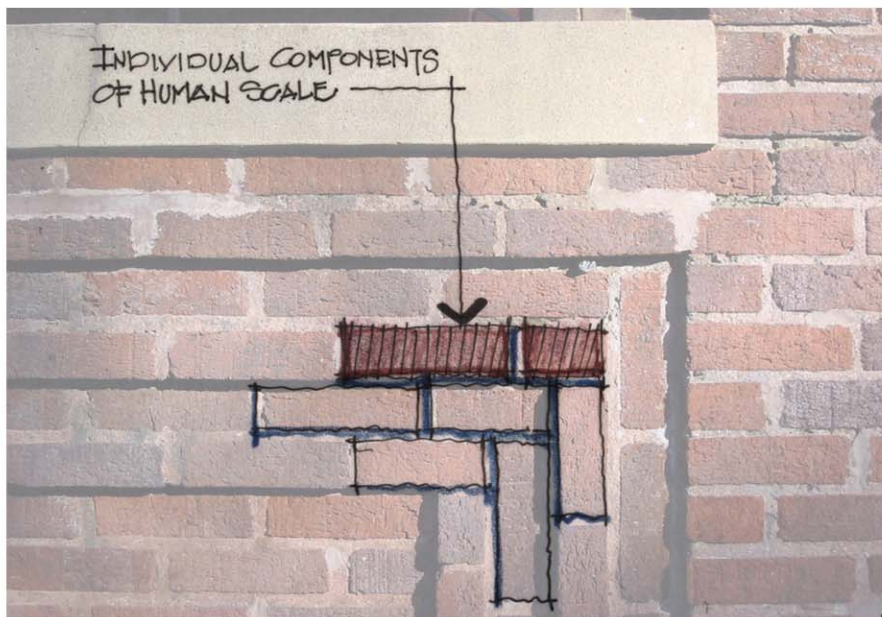
### Why This Matters

The message of quality and durability inherent in long-lasting materials creates the perception of timelessness and continuity. High quality materials provide an expression of concern for the quality of the pedestrian experience.

Masonry elements provide a particularly strong connection between human scale and the built environment. The size of a brick is directly related to the ability of a mason to lay it by hand. Therefore, we perceive buildings that have been assembled with human-scaled materials as the result of tangible human activities rather than as synthetic.

Stucco lacks human scale on large surfaces and visually amplifies their size. Stucco as a traditional building product is appropriate for smaller structures, but is ineffective as a material for large-scale development.

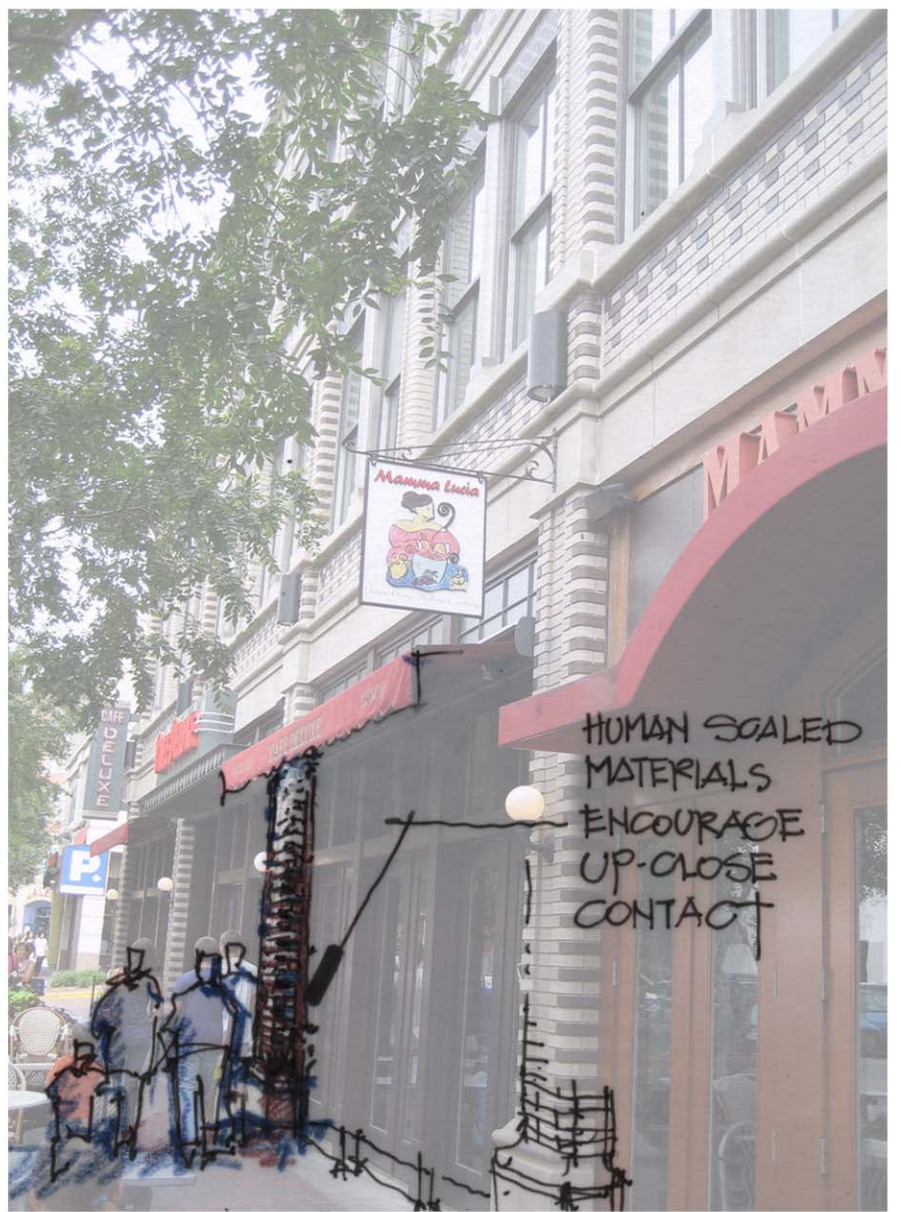
Individual masonry elements of a known size, when applied over larger facades, lend texture and allow the observer to understand the total size and scale of the structure as well as distance and relationship to the building.



*Materials in proportion with the human body lend a sense of scale and legibility. Standard bricks are generally proportional to the handspan of the average adult.*



*Stripping away this historic building's false facade reveals the difference between the same height and mass and the perceived difference in scale through material treatment.*

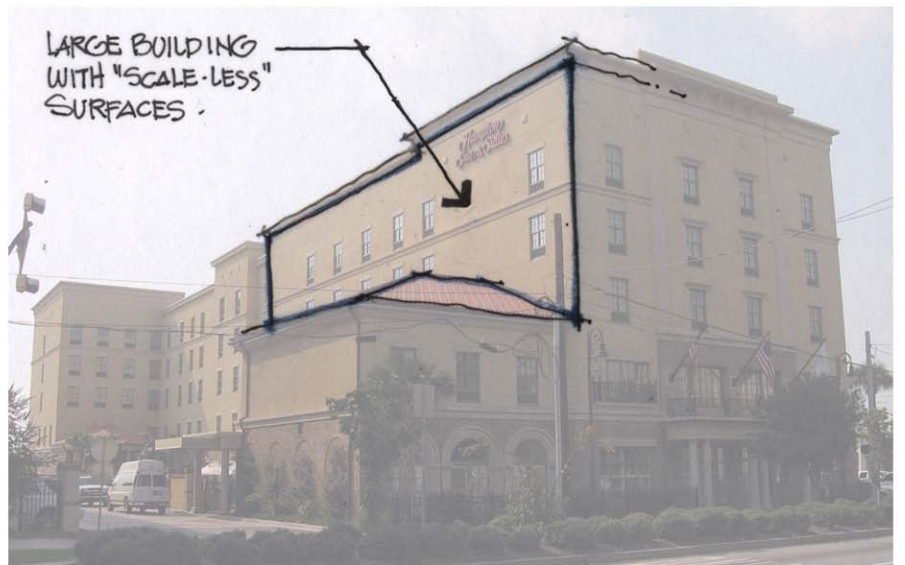


*Detailed material treatments encourage pedestrian interaction at the street level.*



## DESIGN PRINCIPLE 6

# MATERIALS



*The use of multiple scalable materials within a small compositional area promotes up-close pedestrian contact.*



*Elements of detailing refined to a scale that can be fully appreciated at up-close pedestrian range.*



*Use of brick on this larger building creates a legible sense of scale and texture.*



*Component materials in a facade set up hierarchy, detail and visual interest.*